



00313286202300024240020022

04/05/2023 12:11:05 PM Fee: \$92.00

WHEN RECORDED, MAIL TO:  
Banner Bank  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

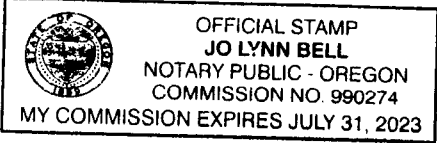
SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

Address of Current Beneficiary: 10 S 1st AVE WALLA WALLA, WA 99362  
WHEREAS, DENISE SEBASTIAN whose address is 3423 ALTAMONT DR KLAMATH FALLS, OR 97603 was the original Trustor, AMERITITLE was the original Trustee, and WHIDBEY ISLAND BANK was the original Beneficiary under a certain Deed of Trust dated 12/12/2003 in KLAMATH County, Oregon, under Vol M03 and Page 91421, recorded on 12/16/2003.  
Property is commonly known as: 3423 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603.  
WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **Dave Smith**, as Trustee under said Deed of Trust and directs said **Dave Smith** to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.  
Dated on 3 / 13 / 2023 (MM/DD/YYYY)  
STATE OF OREGON, ACTING BY AND THROUGH ITS HOUSING AND COMMUNITY SERVICES DEPARTMENT

By: Kim Freeman  
Kim Freeman Single Family Housing Manager

STATE OF Oregon COUNTY OF Marion  
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on 3 / 13 / 2023 (MM/DD/YYYY), by Kim Freeman as Single Family Housing Manager of STATE OF OREGON, ACTING BY AND THROUGH ITS HOUSING AND COMMUNITY SERVICES DEPARTMENT, who, as such Single Family Housing Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

[Signature] # 990274  
Notary Public - STATE OF Oregon  
Commission Expires: 7/31/2023



\*D0099815249\*

Dave Smith Whose address is 1754 Willamette Falls Dr. West Linn, OR 97068, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated on 03 / 30 / 2023 (MM/DD/YYYY)

By: \_\_\_\_\_, as Trustee

Dave Smith Trustee

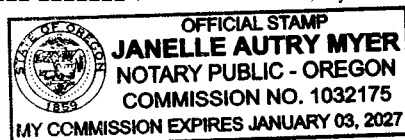
Whose address is: 1754 Willamette Falls Dr., West Linn, OR 97068

STATE OF OREGON COUNTY OF CLACKAMAS

This instrument was acknowledged before me on 03 / 30 / 2023 (MM/DD/YYYY) by Dave Smith.

He/she/they is (are) personally known to me.

[Signature]  
Notary Public - State of OREGON  
Commission Expires: 01. 03. 2027



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PAGE (2 of 2)



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